

CITY OF CORCORAN COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM

PROGRAM ADMINISTRATOR:
Tami McVay

The Guilty Parties

- CDBG Jurisdiction Representatives - Patrick Talbott & Diane Moroni
- City Staff, Council and Commissions
- Consultants
- Commercial Property Owners

Program Overview

- Removal of Slum and Blight in the Commercial Zone and Redevelopment District
- Improve the Exterior of Commercial Buildings
- Grant Funded (CDBG Housing Set-Aside, Program Income and RDA)

The Process.....

- Develop Program & Design Guidelines, Application and Agreement
- City Council's Approval
- Economic Development Commission's Approval
- CDBG Approval
- Community Outreach (door-to-door, local newspaper articles, flyers)

The Application Process

- Application Workshop
- 3-Step Application Process
 - Pre-Application (Environmental Clearance)
 - Design Assistance (up to \$500)
 - Final Application Submittal (up to \$50,000)
- Staff Review & Recommendations
- CEDC Review & Final Approval

Can We Fix It? Yes We Can!

- Pre-Construction Meeting
 - Review of Prevailing Wage Rates
 - Quad Knopf as Consultant
- City & Property Owner Agreement
- Time Clock Starts Now.....
 - 90 Days to Complete Construction from date of signed agreement, unless stated otherwise

Before.... 917
Whitley Avenue



After.... 917
Whitley Avenue



Before...1115
Whitley Avenue



After...1115
Whitley Avenue



Before...1121
Whitley Avenue



After...1121
Whitley Avenue



So...Now What?

- Round 2
 - 28 Applications (benefiting 38 businesses)
 - One General Contractor for the Program
 - No Consultants

The Bottom Line

- 2004 CDBG 3-Year Housing Assistance Grant – Set Aside
 - \$93,000
- CDBG Program Income Funds:
 - \$904,200.00
- Redevelopment Agency Funds:
 - \$95,800.00
- Total Façade Program Budget:
 - \$1,093,000.00
- Remaining for Round 2
 - Approximately \$600,000.00

Looking Forward.....

- Streamline
 - Preparing Bid Packets for Contractor
 - Preparing Environmental Reviews
- Deadline
 - Project Completion Date 12/31/09